

## OFFICE BUILDING



1001 Sylvan Ave., Bldg. B

### 1001 Sylvan Ave., Bldg. B Modesto, CA 95350

Location: On the north side of Sylvan Ave. near Claremont Ave. and just west of the Sylvan Ave./Coffee Rd. intersection. Approximately 4 miles to the SR 99 freeway via Sylvan Ave./Standiford Ave. Approximately 1.75 miles to Memorial Medical Center south on Coffee Road. Access to parking lot from Sylvan and from Claremont.



1101 Sylvan Ave., Suite A25  
Modesto, CA 95350  
209-529-9610 209-521-4289 (fax)  
License #01460663

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## FOR LEASE

Size: +/- 4,928 square feet.

Features: Class A office suite with lots of windows for natural light.  
10 private offices.  
Large, open areas for cubicles or desks.  
2 restrooms.  
Break room.  
Work area with counters and shelves.  
Conference room.  
File room.  
Storage room.  
Very professional entry way with built-in reception station.

Traffic: 31,000+ vehicles per day on Sylvan Ave. per Modesto Traffic Engineering Division.

Rent: \$1.35 per square foot per month gross.

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